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March 3, 2017

Via Email: spyle@redmond.gov

Office of the Hearing Examiner
PO BOX 97010,
M/S: 3NFN
Redmond, WA 98073


RE: Hopelink Public Hearing
Essential Public Facility and Shoreline Development Permit
File Nos. LAND-2016-00271 and LAND-2016-00273

Dear Hearing Examiner:

Please be advised that I represent Carolina Partners, LLC, who owns the adjacent property south of the proposed Hopelink development. Enclosed is a comment submitted by Carolina Partners, LLC in lieu of testimony at the public hearing to be held on Monday, March 6, 2017, at 7 pm.

Very truly yours,

GALVIN REALTY LAW GROUP


Yen Lam

Encl.



March 3, 2017

Dear Hearing Examiner:

I am one of the members of Carolina Partners, LLC, the owner of the property located at 8950 154th Ave., Redmond, WA 98052. The property is located adjacent and south of Hopelink's proposed development at 15511 NE 90th Street, Redmond, WA 98052. The properties share a common driveway off of 154th Ave. NE, but there is no written easement agreement. I have attached a picture of the common driveway as Exhibit A to this letter.

We have serious concerns about the proposed development, which are outlined below:

1. Hopelink did not contact us directly to discuss access to the new building before submitting its development plans.
2. Hopelink's entire plan is based upon the assumption that our property can be used as a common driveway for all vehicular traffic to its property even though there has been no agreement with us on the scope of use, maintenance, or allocation of liability.
3. The new proposed use is a much greater burden on the property then the prior use-- now members of the public are being invited to go over our property to gain access to the food bank grocery, community meeting rooms, training, and other similar uses.
4. With that additional traffic, there is a higher probability of a lawsuit occurring as a result of a traffic accident or some sort of interaction between users. There is no written agreement to protect us against the additional liability that will be imposed on us.
5. The increased traffic also impacts our building since commercial tenants will need to compete with the general public for use of the road way. That was never before the situation in the past.
6. No procedures exist to ensure that Hopelink's visitors do not park on our property while conducting business at Hopelink. That means we know need to be concerned with parking enforcement and having unauthorized cars towed.
7. These additional burdens may diminish the value of our property.
8. Our belief is that a project of this size and importance that is open to the public needs ingress and egress located solely on Hopelink's property. Moving the proposed access route will give Hopelink complete control over the health and safety of their employees and visitors as well as control over security and access.

In summary, Hopelink's proposed site access cannot be approved by the Hearing Examiner because it cannot meet the conditions specified in RZC 21.52.030(E), which states in part as follows:

"All lots shall have access to a public right-of-way via direct access to the right-of-way, an easement recorded with King County, or a private drive or road. The specific design of property access shall be based on standards and guidelines established or approved by the City of Redmond."

Sincerely,

CAROLINA PARTNERS, LLC

A handwritten signature in black ink, appearing to read 'L. Rosen'.

Lester Rosen, Member
c/o Ironwood Commercial Real Estate
7918 Green Lake Dr. N.,
Seattle, WA 98103

Exhibit A

Common Driveway

